

Application Checklist

PLANNED DEVELOPMENT PERMIT (PDP)



Process:

A request for a Planned Development Permit requires one (1) public hearing before the Planning Commission. Processing time is normally sixteen (16) weeks however, it is dependent upon the number of similar requests before the City. ***The applicant or the applicant's representative must be present at all public hearings to answer questions.***

Submittal:

The City of Roseville Planning Division accepts applications online. For more information on the online application submittal process and to submit an application, visit the City's Development Services – Online Permitting Services (OPS) submittal page at <http://www.roseville.ca.us/opssubmittal>. Along with the online application, additional submittal information, as listed below, will be required to be uploaded and submitted. Applications shall be reviewed for compliance with the submittal requirements. ***Applications submitted without the required information are not required to be accepted for processing and will cause delay.***

APPLICATION SUBMITTAL REQUIREMENTS:

- Forms
 - [Property Owner Affidavit](#) (if submitting online)
 - [Electronic Signature Disclosure](#) (if submitting online)
 - [Agreement for Full Cost Billing](#)

- Project plan set should include: (see [Plan Requirements](#) for instructions on preparing consolidated plans)
 - Exhibit Map Sheet(s)

- Documents (upload these items as “Documents” in OPS)
 - Preliminary Title Report (current within 6 months)
 - Metes and bounds legal description of the property
 - Proposed Development Standards including the following information:
 - A statement regarding the purpose of the zone and the character of the design which is to be accomplished.
 - A list of proposed land uses, including: uses to be permitted by right, uses which may be permitted through administrative permit approval, uses that may be permitted by a conditional use permit, and permitted accessory uses.
 - A list of development standards for main and accessory buildings, including: maximum building height, maximum and minimum floor area ratios, fencing, screening, and architectural projections.
 - A list of development standards for development of a parcel, including: minimum lot size, width, depth, yard setbacks, useable open space landscaping setbacks, parking ratios, and maximum coverage.
 - Graphic and written materials depicting conceptual building, landscape and sign design standards for scale, form, materials and textures, and physical arrangements between buildings.
 - Subdivision development standards including minimum lot dimensions, minimum lot sizes, access to public and private streets and any other information deemed necessary by the Planning Division.

- Fees – to be paid once application is accepted (see [Planning fee schedule](#))
 - Application fee
 - Radius list fee
 - 3% Technology fee
 - Environmental review fee

We encourage all applicants to utilize the OPS portal to submit, but applicants may also submit in-person at the Permit Center. To submit at the Permit Center, please provide the items listed above on a flash drive or similar data storage device. For questions, please call the Planning Division at (916) 774-5276 or, staff is available at the Permit Center counter, 311 Vernon Street, Roseville, CA 95678, during normal business hours.